

TREE CONSERVATION REPORT

337 Montgomery St,
345 Montgomery St and 94 Selkirk St.

Tree Conservation Report submitted as Partial Requirements for a Site Plan Control Application, September 6, 2021

Prepared by: Dendron Forestry Services

Dendron Forestry Services
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Tree Conservation Report

Submitted as part of Site Plan Control Application

Address: 337 Montgomery St, 345 Montgomery St and 94 Selkirk St.

Date: September 6, 2021, 2021

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®

Prepared for: Loredana Porcari, Serco Realty, l.porcari@sercorealty.com

Site Visit: August 25, 2021

Introduction

This Tree Conservation Report has been prepared for Loredana Porcari from Serco Realty, as partial requirements for the Site Plan Control Application submitted to the City of Ottawa. The objectives of this Tree Conservation Report are:

- To describe all trees with diameters over 10 cm on the site, recording their species, size, and current health condition. This includes trees on adjacent private property 10 cm or greater in diameter, with critical root zones that extend onto the subject property. It also includes city trees of all sizes that will be impacted by the proposed development.
- To evaluate the impact of the trees by the proposed development and what the recommended action is (retain or protect)
- To provide recommendations on how to mitigate damage to retained trees during construction

Current Vegetation

The following is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site. This includes private trees with a diameter at breast height (dbh) of 10 cm or greater, and city-owned trees of all sizes. It also includes trees with a dbh of 10 cm or greater on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk. This does not take into account infrastructure such as buildings and asphalt and it assumed the tree has no restrictions on root growth.

Tree Inventory

Tree[1]	Species	Diameter at breast height (dbh)	Ownership[2]	Condition	Action
1	Bur oak (*Quercus macrocarpa*)	99 cm	Private	Good	Remove – in footprint of new building
2	Cherry or plum (*Prunus spp*)	11, 8 cm	Private	Poor, significant black knot infection	Remove – in footprint of new building
3	Unknown	14 cm	Private	Dead; killed by grapevines	Remove
4	Pear (*Pyrus spp*)	16 cm	Private	Good/fair; grapevines present	Remove – in conflict with new building

[1] Please refer to the enclosed Tree Conservation Report map for tree numbers. Note that this map includes a tree layer added to the site plan (in pdf format) provided by the client. This layer includes only information about the trees and the original site plan is not altered in this process.

[2]Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

Proposed Development and Conserved Vegetation

The proposed 20-storey building at this site is in direct conflict with the 4 trees identified as protected under the City of Ottawa's Tree Protection By-law, No. 2020-340. The trees are located within the zone of excavation for this building, and removal is required to accommodate the new structure. A Tree Permit from the City of Ottawa is required prior to removal.

The undersigned personally inspected the property and issues associated with this report on August 25, 2021. On Behalf of Dendron Forestry Services,





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ISA Certified Arborist ®, ON-1976
ISA Tree Risk Assessment Qualified
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Figure 1: Tree 1, large bur oak, to be removed



Figure 2; Tre 2, Cherry tree to be removed



Figure 3: Tree 4, pear tree to be removed

Intended Use of the Report

This Information Report was carried out by Dendron Forestry Services (hereafter Dendron) at the request of the Client. The information, interpretation and analysis contained within this Report is to be used solely for the purposes outlined within this Report. This Report is for the exclusive use of the Client.

Limitations of this Report

This Report is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees situate thereon by Dendron and upon information provided by the Client to Dendron. The opinions in this Report are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Report are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Dendron as to the length of the validity of the results, observations, recommendations and analysis contained within this Report As a result the Client shall not rely upon this Report, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Report should be re-assessed periodically.

Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Dendron accepts no responsibility for the implementation of all or any part of the Report, unless specifically request to examine the implementation of such activities recommended herein. In the event that inspection or supervision of all or part of the implementation is request, that request shall be in writing and the details agreed to in writing by both parties.

Assumptions

The Client is hereby notified and does hereby acknowledge and agree that where any of the facts and information set out and referenced in this Report are based on assumptions, facts or information provided to Dendron by the Client and/or third parties and unless otherwise set out within this Report, Dendron will in no way be responsible for the veracity or accuracy of any such information. Further, the Client acknowledges and agrees that Dendron has, for the purposes of preparing their Report, assumed that the Property, which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal and local statutes, regulations, by-laws, guidelines and other related laws. Dendron explicitly denies any legal liability for any and all issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines and laws as it may pertain to or affect the Property to which this Report applies.

Professional Responsibility

In carrying out this Report, Dendron and any Assessor appointed for and on behalf of Dendron to perform and carry out the Report has exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

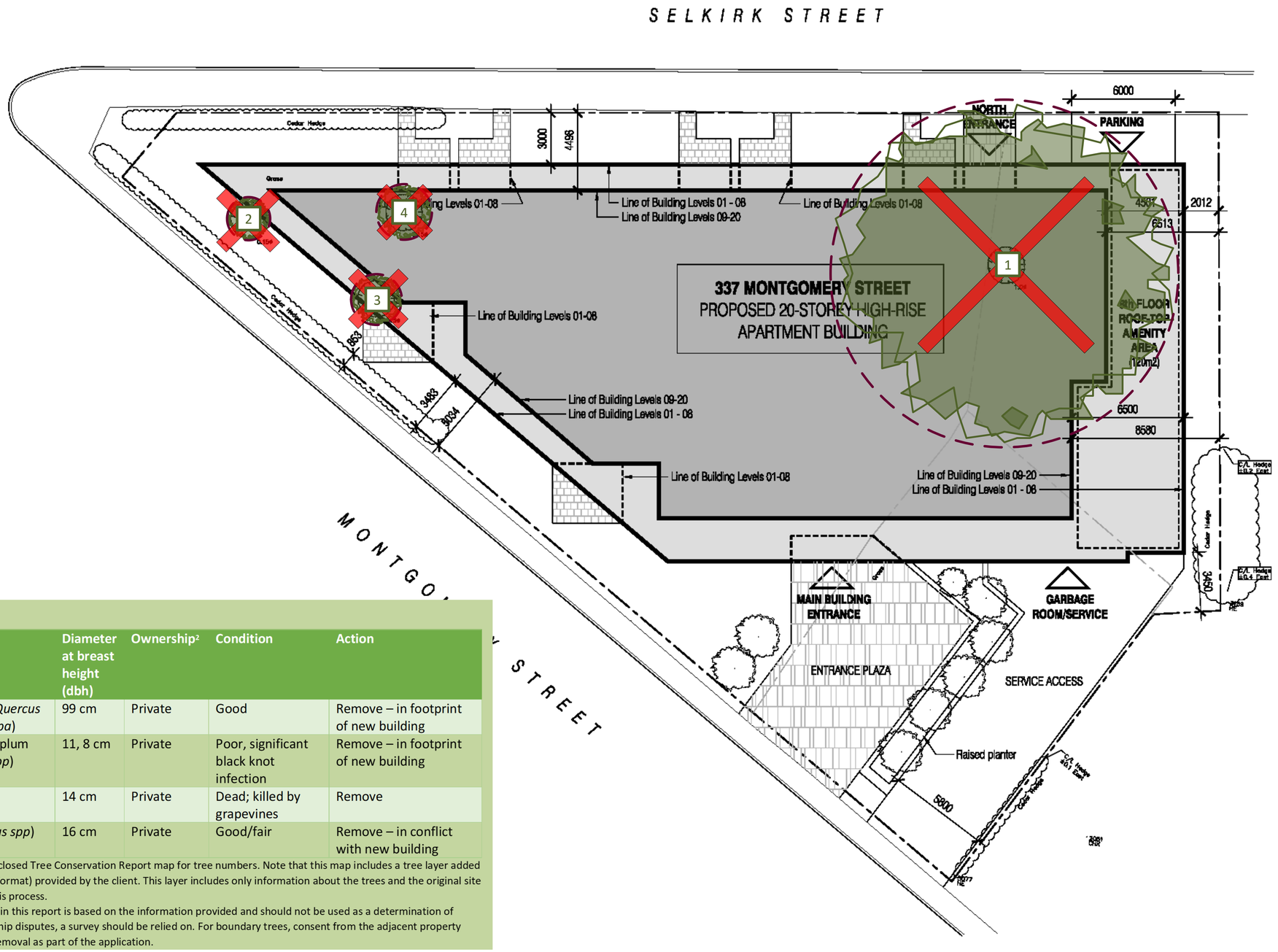
Without limiting the foregoing, no liability is assumed by Dendron for:

a) any legal description provided with respect to the Property;
b) issues of title and or ownership respect to the Property;
c) the accuracy of the Property line locations or boundaries with respect to the Property; and
d) the accuracy of any other information provided to Dendron by the Client or third parties;
e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
f) the unauthorized distribution of the Report.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents or Assessors, in contract or in tort, more than 12 months after the date of this Report.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.



ZONING & STATISTICS

ZONING DESIGNATION:	R5C H(25)
Proposed Front Yard Setback:	3m (3m Required)
Proposed Int. Side Yard Setback:	2m (1.5m Required)
Proposed Building Height:	62m
Proposed Number of Units:	204

BICYCLE PARKING CALCULATION

As per Table 111A

Dwelling Units:	204
Required Parking:	102 spaces
0.5sp/dwelling unit [111A(b)(i)]	
Total Parking Provided:	**102 spaces**

PARKING CALCULATION

As per Section 101 & Section 102

Parking Space Rate Area:	Area X
Residential Units:	204 units
Required Parking:	96 spaces
0.5 spaces/unit beyond 12 units	
Parking Provided:	59 spaces
Visitor Parking:	
Required Parking:	19 spaces
0.1 spaces/unit beyond 12 units	
Parking Provided:	19 spaces
Total Required Parking:	115 spaces
Total Parking Provided:	**78 spaces**

Tree Inventory

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337 MONTGOMERY STREET PROPOSED SITE PLAN

|2106 |SCALE 1:250 | 23 JUNE 2021

project1 studio

Critical Root Zone

Recommended Tree Protection Fencing Area

Tree to be removed

Private Tree

City Tree

Tree either fully or partly on adjacent property

Note that the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the trees only, and the original site plan has not been altered in the process.

Tree Conservation Report – 337 Montgomery
Tree layer prepared by Dendron Forestry Services
Version 1.0, September 6, 2021
For more information, please contact info@dendronforestry.ca